DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0971
12 Station Road, Southwater, West Sussex, RH13 9HQ

DESCRIPTION:
Roof conversion with rear dormer and installation of front rooflights. Gable end added to existing rear outrigger to facilitate the addition of fenestration. Internal alterations and other changes to fenestration (Lawful Development Certificate - Proposed).

RELEVANT HISTORY:
None

Detached Dwellinghouse	☐
Semi-Detached / Terrace Dwellinghouse	☒

	Yes	No
Article 2(3) Land	☐	☒
PD rights removed on previous permission	☐	☒

ASSESSMENT:

Class A - enlargement, improvement or other alteration of a dwellinghouse

The proposed changes to ground floor fenestration and the rear gable would be considered against Class A and no conflict with the relevant limitations or conditions has been identified.

Class B – additions etc to the roof of a dwellinghouse

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

B.1 Development not permitted:-

Criteria		Yes	No
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	☐	☒
(b)	any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	☐	☒

(c)	any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	☐	☒
(d)	the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (i) 50 cubic metres in any other case;	☐	☒
	H = 3.68 x 2.46 x 4.04 = 36.57 / 2 = 18.29 cubic meters		
(e)	it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;	☐	☒
(f)	the dwellinghouse is on article 2(3) land.	☐	☒
(g)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).;	☐	☒
(h)	the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).	☐	☒

B.2 Development is permitted by Class B subject to the following conditions—

		Yes	No	N/A
(a)	the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	☒	☐	☐
(b)	the enlargement must be constructed so that— (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension— (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse;	☒	☐	☐
(c)	any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and	☐	☐	☒

	(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.			

The proposed front rooflights would be considered against **Class C** (*other alterations to the roof of a dwellinghouse*) and no conflict with the relevant limitations or conditions has been identified.

Recommendation: Application Permitted

Reason for Approval:

1 The development would be permitted by Classes A, B and C of Part 1 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

NOTE TO APPLICANT
The applicant is advised that in order to be permitted development the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 15/08/2024

Authorising Officer sign/initial Guy Everest Date: 22.08.2024